

HOW TO INCORPORATE

Eviction EXPUNGEMENTS

into VERP outreach and beyond...



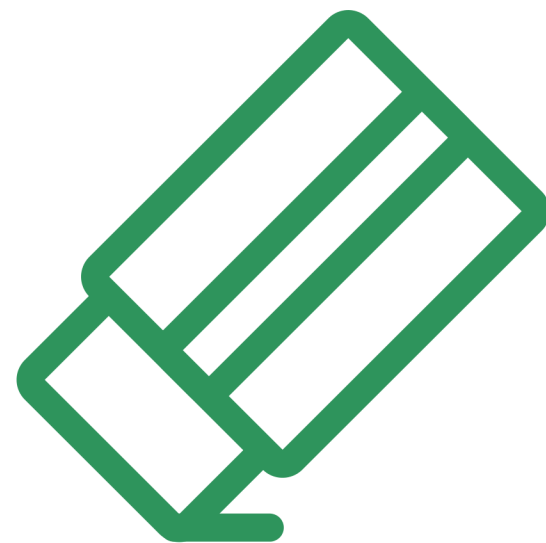
Expungement

What is it?

AND WHY DOES IT MATTER?



Expungement means removing a record of a court case from the public view.



If an eviction case is expunged, then someone searching court files can't find a record of the case.





Impact of Eviction Records

"Eviction records keep individuals and families locked in a cycle of poverty; force people to live in unsafe housing; and cause homelessness and a host of other collateral consequences. Eviction expungement... would greatly improve access to safe and affordable housing, especially for the people most often forced to the margins of society."

The Law

§ 8.01-130.01

A. If an action for unlawful detainer filed in general district court is **dismissed** or a **nonsuit** is taken and the time in which the action may be recommenced pursuant to § 8.01-229 has expired, provided that no order of possession has been entered in the case, the defendant may file a petition on a form created by the Supreme Court in the general district court in which the underlying unlawful detainer action was filed requesting expungement of the court records relating to the unlawful detainer. The petition shall provide the **date** that the order of **dismissal or nonsuit was entered**, the **address** of the property that was the subject of the unlawful detainer action, and the **name of the plaintiff** in the unlawful detainer action.

B. Upon finding that the unlawful detainer action was dismissed or a nonsuit was taken and the time for recommencement of the action has expired and no order of possession was entered, the court shall, ***without a hearing***, enter an order requiring the expungement of the court records.

What Can be Expunged?

NON-SUIT

Case could be
brought back again

Must wait 6 months

DISMISSAL

Case cannot be
brought back again

Must wait 30 days

Cannot expunge a **JUDGMENT** (even if paid later)

**PETITION FOR EXPUNGEMENT
OF UNLAWFUL DETAINER**

Commonwealth of Virginia Va. Code § 8.01-130.01

Underlying Case No. _____

CITY OR COUNTY General District Court_____
NAME OF PETITIONER

I am requesting the court to expunge court records relating to a SUMMONS FOR UNLAWFUL DETAINER for which no order of possession has been entered. The SUMMONS was

☐ dismissed on _____,
DATE

OR

☐ nonsuited on _____,
DATE

and the time in which the action may be recommenced pursuant to Virginia Code § 8.01-229 has expired.

The SUMMONS FOR UNLAWFUL DETAINER for which I was a defendant is described as follows:

PLAINTIFF(S) v. _____
DEFENDANT(S)

Address of the property for which the SUMMONS FOR UNLAWFUL DETAINER was filed:

ADDRESS OF PROPERTY

I am requesting that any order entered in response to this petition be mailed to me at the following address:

ADDRESS

I hereby state that the above information is correct to the best of my knowledge.

DATESIGNATURE OF ☐ PETITIONER ☐ ATTORNEY FOR PETITIONER

The Form

It is very simple! You only need to know a few things:

- Case #
- City/County
- Name of Tenant
- Date dismissed or non-suited
- Plaintiff
- Address of Property AT THE TIME
- Current address



How Can I Tell?

Sometimes even tenants aren't aware
that they have eligible cases

Online Case Information

GENERAL DISTRICT COURT ONLINE CASE INFORMATION SYSTEM



Welcome to the General District Court Online Case Information System

This is the Online Case Information System for general district courts in Virginia. There is a general district court in each city and county in Virginia, and this System will require you to search by individual court. To begin your search for a case, select the general district court from the drop-down menu to the left. You can search for cases using the plaintiff or defendant's name, the case number, or the hearing date. Use the links below the court drop-down menu to select the search method.

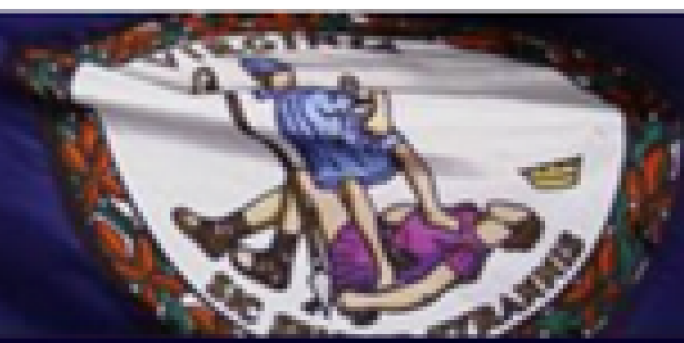
Information on service of process and reports due in a case is available when entered into the Case Information System by the general district court. You may search for information on service of process in a case, such as a summons or subpoena, by entering the name of the person served. If the general district court enters this information into the System, it will be found under "Service/Process" in the "Case Details" of your search results. Information related to "Reports" in a civil case, such as a bill of particulars or grounds of defense, will be available under "Reports" when entered into the System by the general district court.

Please note that information regarding the following types of cases is not available through the General District Court Online Case Information System: protective orders (e.g., emergency protective orders, preliminary protective orders, and protective orders), civil commitment proceedings (e.g., emergency custody orders, temporary detention orders, and involuntary commitments), and medical emergency custody and temporary detention orders.

For information on making an online payment, please read "[How to Pay Traffic Tickets and Other Offenses.](#)" Additional information for help with searches is accessible through the icon in the upper right hand corner of each screen. ?

<https://eapps.courts.state.va.us/gdcourts/landing.do>

GENERAL DISTRICT COURT ONLINE CASE INFORMATION SYSTEM



Fairfax County General District Court

Civil Search by Name

Court
Fairfax County General District Court

Traffic/Criminal

Name Search
Case Number Search
Hearing Date Search
Service/Process Search

Civil
Name Search
Case Number Search
Hearing Date Search
Service/Process Search

Last/Business Name*

Name: Doe

(For best results, enter the name as it appears on the civil pleading.)

First

Jane

Middle/Initial

Data Status: Current

Search Reset

Fairfax County General District Court



Civil Search by Name

Fairfax County General District Court

Last/Business Name* First Middle/Initial Suffix

Name: DOE JANE

(For best results, enter the name as it appears on the civil pleading.)

Data Status: Current

* Indicates a required field

Search Reset

Having trouble finding your case? Refer to our Help icon located at the top of this page.

Display Case Details

	Case #	Plaintiff	Defendant	Hearing Date	Hearing Time	Case Judgment	Case Type
<input type="checkbox"/>	GV22000000-00	ABC LANDLORD INC	DOE, JANE	06/17/2022	10:00 AM	Case Dismissed	Unlawful Detainer

Display Case Details

Ways to Incorporate

Courthouse outreach

Many tenants have prior cases, and can file the paperwork while at court.

Partnerships with high filing properties and HAs

On-site events, sending mass mailers to tenants

Community access points

Libraries, food distribution, events on-site

Targeted outreach

Mailers to eligible tenants, reminder/follow up text sign ups as leaving court

Courthouse Outreach

1

**Develop Docket
Outreach Sheet**

2

**Compare names
in Online Case
Management
System**

3





**Create Eligible
Expungement
List**









ALEXANDRIA COURTHOUSE OUTREACH TRACKING FORM












	Name	Case #	Landlord	# P	Landlord's Attorney	EP	FM	LG
2:00 PM	COOK, DEBRA	GV23001411-00	UDR NEWPORT VILLAGE LLC		KRAMER ELIAS PLLC			
	COOPER, DOLPHINE	GV23001410-00	ASPEN HOUSE OWNER LLC		KRAMER ELIAS PLLC		2	
	DRUMMOND, TABITHA	GV23000829-00	ASPEN HOUSE OWNER LLC		KRAMER ELIAS PLLC			
	DUME, MIKARLSKY	GV23001543-00	NORTH BEAUREGARD ASSOCIATES		MALLIOS, RIDER, & GOLEY LLP		1	
	FERRUFINO, JOHAN	GV23001536-00	LLOYD APARTMENTS LLC		MALLIOS, RIDER, & GOLEY LLP			
	GARCIA, ANGEL	GV23001373-00	EATON INMETA SPE LLC		MALLIOS, RIDER, & GOLEY LLP			
	GASSAMA, MAMA	GV23001540-00	PAXTON DUKE ASSOCIATES		MALLIOS, RIDER, & GOLEY LLP			
	GUTIERREZ, OSCAR	GV23001535-00	LLOYD APARTMENTS LLC		MALLIOS, RIDER, & GOLEY LLP		1	
	HERNANDEZ, ELIZABETH	GV23001544-00	NORTH BEAUREGARD ASSOCIATES		MALLIOS, RIDER, & GOLEY LLP		1	
	KAMARA, MARIE	GV23001545-00	NORTH BEAUREGARD ASSOCIATES		MALLIOS, RIDER, & GOLEY LLP			
	MARTINEZ, DORA PEREZ	GV23001538-00	LLOYD APARTMENTS LLC		MALLIOS, RIDER, & GOLEY LLP		2	
	NEGASSA, SURAFEL	GV23001365-00	AVALONBAY COMMUNITIES INC		MALLIOS, RIDER, & GOLEY LLP		1	
	OLIVEIRA, ARTHUR	GV23001413-00	UDR NEWPORT VILLAGE LLC		KRAMER ELIAS PLLC			
	OLIVEIRA, MATHEUS DE SILVA	GV23001409-00	ASPEN HOUSE OWNER LLC		KRAMER ELIAS PLLC			
	PAIGE, JOYCE	GV23001541-00	PAXTON DUKE ASSOCIATES		MALLIOS, RIDER, & GOLEY LLP			
	PHILLIPS, DANDRE	GV23001542-00	NORTH BEAUREGARD ASSOCIATES		MALLIOS, RIDER, & GOLEY LLP		1	
	PRICE, DONTÉ	GV23001415-00	UDR NEWPORT VILLAGE LLC		KRAMER ELIAS PLLC			
	THOMAS, JAZMINE	GV23001412-00	UDR NEWPORT VILLAGE LLC		KRAMER ELIAS PLLC			
	THOMAS, VERONICA	GV23001363-00	AVALONBAY COMMUNITIES INC		MALLIOS, RIDER, & GOLEY LLP			
	VILLATORO, NORMA ARGUETA	GV23001537-00	LLOYD APARTMENTS LLC		MALLIOS, RIDER, & GOLEY LLP			
	WHARTON, KEVA	GV23001539-00	PAXTON DUKE ASSOCIATES		MALLIOS, RIDER, & GOLEY LLP		1	
	WHITEHEAD, NORNEICE	GV23001414-00	UDR NEWPORT VILLAGE LLC		KRAMER ELIAS PLLC			
	WILKERSON, SHUAN	GV23001362-00	AVALONBAY COMMUNITIES INC		MALLIOS, RIDER, & GOLEY LLP			




FileHomeInsertPage LayoutFormulasDataReviewViewAutomateHelpAcrobat




 Paste  Cut  Copy  Format Painter



Calibri 11        


     Wrap Text  Merge & Center


General   

 AutoSum  Fill 

 Sort & Filter  Find & Select

 Analyze Data

 Sensitivity

ClipboardFontAlignmentNumberStylesCellsEditingAnalysisSensitivity

C68																			
	A	B	C	D	E	F	G	H	I	J	K	L	M	N					
1	EXPUGMENTS - APRIL 12th, 2023																		
2	Hearing Time	Case Number	Landlord	Tenant Name	Date	Case Judgment													
3	1:00:00 PM *	GV19006185-00	WILLIAM & JAMES CAFRTIZ LLC	ALI, ASNA	10/24/2019	Case Dismissed													
4		GV19003926-00	LYNBROOK APARTMENTS MARK CENTER OWNERS LLC	BELL, LASHAUNTA	7/24/2019	Non-suit													
5		GV19004699-00	LYNBROOK APARTMENTS MARK CENTER OWNERS	BELL, LASHAUNTA	8/21/2019	Non-suit													
6		GV19005859-00	LYNBROOK APARTMENTS MARK CENTER OWNER LLC	BELL, LASHAUNTA	10/31/2019	Non-suit													
7		GV19007369-00	LYNBROOK APARTMENTS MARK CENTER OWNERS LLC	BELL, LASHAUNTA	1/9/2020	Case Dismissed													
8		GV20004581-00	LYNBROOK APARTMENTS MARK CENTER OWNER LLC	BELL, LASHAUNTA	5/12/2021	Non-suit													
9		GV22000273-00	LYNBROOK APARTMENTS MARK CENTER OWNER LLC	BELL, LASHAUNTA T	2/16/2022	Non-suit													
10		GV19007281-00	5021 ST LLC	CAJO, HAROLD	12/17/2019	Non-suit													
11		GV20004094-00	5021 SEMINARY RD (VIRGINIA) OWNER LLC	CAJO, HAROLD	11/4/2020	Non-suit													
12		GV22002999-00	5021 SEMINARY RD (VA) OWNER LLC	CAJO, HAROLD	9/20/2022	Case Dismissed													
13		GV15005448-00	ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY	LUCAS, ARNYA	10/2/2015	Non-suit													
14		GV17003830-00	ALEXANDRIA REDEVELOPMENT AND HOUSING	LUCAS, ARNYA	7/18/2017	Non-suit													
15		GV22004327-00	GRADY MANAGEMENT INC.	MCDONALD, ROMMELL	10/19/2022	Case Dismissed													
16	*	GV22004477-00	PARK VUE PARTNERS LLC	MCMORRIS, STONIE	12/14/2022	Case Dismissed													
17		GV20003628-00	STONERIDGE APARTMENTS MARK CENTER OWNERS LLC	NICHOLS, AKILAH	2/3/2021	Case Dismissed													
18		GV22002955-00	5021 SEMINARY RD (VA) OWNER LLC	PEDEMONTE, KAREN	8/31/2022	Case Dismissed													
19	*	GV20004815-00	GRADY MANAGEMENT INC	SCOTT, KAREN	4/28/2021	Non-suit													
20	*	GV22000265-00	GRADY MANAGEMENT INC	SCOTT, KAREN	3/16/2022	Non-suit													
21		GV19006535-00	GRADY MANAGEMENT INC	SCOTT, RUDY RUTH	11/13/2019	Non-suit													
22		GV22004458-00	GRADY MANAGEMENT INC	SCOTT, RUTH	10/26/2022	Case Dismissed													
23		GV22002974-00	5021 SEMINARY RD (VA) OWNER LLC	TAYLOR, DAVID	8/31/2022	Non-suit													
24		GV20004660-00	5021 SEMINARY ROAD (VIRGINIA) OWNER LLC	WHITE, SHAKIL	4/8/2021	Non-suit													
25		GV21002628-00	5021 SEMINARY RD. (VIRGINIA) OWNER LLC	WHITE, SHAKIL	9/8/2021	Non-suit													
26		GV22002988-00	5021 SEMINARY RD (VA) OWNER LLC	WHITE, SHAKIL	9/28/2022	Case Dismissed													
27		GV20003115-00	5021 ST LLC	YOURA, AHMED	1/5/2021	Non-suit													
28		GV21002625-00	5021 SEMINARY RD. (VIRGINIA) OWNER LLC	YOURA, AHMED	9/8/2021	Non-suit													
29		GV22002980-00	5021 SEMINARY RD (VA) OWNER LLC	YOURA, AHMED	11/29/2022	Case Dismissed													
April 11th 2023			April 12th 2023																

Topic Search

Case Number Search

Hearing Date Search

Service/Process Search

[Display Case Details](#)


[Next](#)

*Amendments
filed*

	Case #	Plaintiff	Defendant	Hearing Date	Hearing Time	Case Judgment	Case Type
<input type="checkbox"/>	GV140000	WILLOW RUN RESIDENTIAL LLC		09/10/2014	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV150000	WILLOW RUN RESIDENTIAL LLC		01/28/2015	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV150000	WILLOW RUN RESIDENTIAL LLC		01/20/2016	01:30 PM	Case Dismissed	Unlawful Detainer
<input type="checkbox"/>	GV160000	WILLOW RUN RESIDENTIAL LLC		06/29/2016	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV160000	WILLOW RUN RESIDENTIAL LLC		09/28/2016	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV160000	WILLOW RUN RESIDENTIAL LLC		12/07/2016	01:30 PM	Case Dismissed	Unlawful Detainer
<input type="checkbox"/>	GV170000	WILLOW RUN RESIDENTIAL LLC		02/08/2017	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV170000	WILLOW RUN RESIDENTIAL LLC		04/19/2017	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV170000	WILLOW RUN RESIDENTIAL LLC		06/07/2017	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV170000	WILLOW RUN RESIDENTIAL LLC		09/27/2017	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV170000	WILLOW RUN APRTMENTS MARK CENTER OWNER LLC		01/24/2018	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV180000	WILLOW RUN APARTMENTS MARK CENTER OWNER LLC		04/11/2018	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV180000	WILLOW RUN APARTMENTS MARK CENTER OWNER LLC		07/25/2018	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV180000	WILLOW RUN APARTMENTS MARK CENTER OWNERS LLC		09/19/2018	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV180000	WILLOW RUN APARTMENTS MARK CENTER OWNER LLC		01/09/2019	01:30 PM	Case Dismissed	Unlawful Detainer
<input type="checkbox"/>	GV190000	WILLOW RUN APARTMENTS MARK CENTER OWNER LLC		08/14/2019	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV190000	WILLOW RUN APARTMENTS MARK CENTER OWNER LLC		10/16/2019	01:30 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV190000	WILLOW RUN APARTMENTS MARK CENTER OWNERS LLC		01/08/2020	01:30 PM	Case Dismissed	Unlawful Detainer
<input type="checkbox"/>	GV200000	WILLOW RUN APARTMENTS MARK CENTER OWNERS LLC		06/30/2020	03:15 PM	Non suit	Unlawful Detainer
<input type="checkbox"/>	GV200000	WILLOW RUN APARTMENTS MARK CENTER OWNER		02/10/2021	01:30 PM	Case Dismissed	Unlawful Detainer

[Next](#)

Civil Search by Name

Alexandria General District 

Last/Business Name*


First

Middle/Initial


Suffix

Name:

(For best results, enter the name as it appears on the civil pleading.)

Date
Status: Current 

* indicates a required field

Having trouble finding your case? Refer to our Help icon  located at the top of this page.

Name Search
Case Number Search
Hearing Date Search
Service/Process Search

[Display Case Details](#)

Case #	Plaintiff	Defendant	Hearing Date	Hearing Time	Case Judgment	Case Type
GV220000	WILLOW RUN APARTMENTS MARK CENTER OWNER LLC		02/09/2023	09:30 AM	Pending	Unlawful Detainer

[Display Case Details](#)

Statewide LSC Data

What is available and how do we use it?

upcoming hearing information for the next month

the number of unlawful detainer cases being heard in each county for the next month, and each program's service area is on a separate tab

The statewide report of filings, hearings, and default judgments

Spreadsheets with the most frequent eviction filers by county, service area, or statewide this year so far and since July 1, 2022

Virginia statewide eviction memo, updated weekly

Norfolk - May 8th Docket

Let's go through it together!

Helpful tips...

Colored paper

For quick and easy reference

Technology

Having access to computer and printer could speed up the process

Other Jurisdictions

Tenants may have eligible cases in surrounding jurisdictions

Text Reminders

Incorporate automatic text reminders (like a dentist)

Could include link to form and instructions

Language Access



- 01** — In-person assistance
- 02** — Language Access line
- 03** — Foreign Language translation of form (wish list!) and instructions
- 04** — Targeted outreach in other languages



Other Things to Remember

- If tenant wants a copy of the "Final Order," they should get it before filing form
- Need to complete a separate form for each case
- Forms must be filed at the clerk's office where case was filed

Attachments

Form & instructions

Sample outreach forms

Expungement script

Links to LSC Data

Questions??